
FW: Rooming accommodation at 34 & 36 Premier Street, Oxley

From dalodgement <dalodgement@brisbane.qld.gov.au>

Date Mon 2026-03-16 9:20 AM

To CPEDS-DS-PlanningSupport <CPEDS-DS-PlanningSupport@brisbane.qld.gov.au>

Cc DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>

SECURITY LABEL: OFFICIAL

Sent: Sunday, 15 March 2026 3:21 PM

To: dalodgement <dalodgement@brisbane.qld.gov.au>

Cc: DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>

Subject: Rooming accommodation at 34 & 36 Premier Street, Oxley

This email originates from outside of Brisbane City Council.

Dear Brisbane City Council Development Assessment Team,

I am writing to lodge a formal submission regarding the proposed development application (Application reference: A006919185) seeking approval for a Material Change of Use to increase rooming accommodation occupancy from five people to ten people per dwelling at 34 and 36 Premier Street, Oxley.

I wish to express significant concern about the proposed increase in occupancy given the existing conditions in this part of Oxley and the potential impact on traffic, congestion, pedestrian safety, and on street parking.

Traffic congestion and safety:

- The location is already subject to substantial traffic congestion due to its proximity to local shops and the nearby train station.
- The zebra crossing in this area frequently causes extended traffic delays, particularly before and after school when pedestrian volumes are extremely high.
- It is not uncommon for vehicles to wait several minutes before being able to cross due to the volume of pedestrians.
- Increasing residential density at this location will place further strain on an already congested traffic environment.

Pedestrian movement and school related activity:

- Before and after school, there is a very high level of pedestrian activity as students move between nearby schools and the Oxley train station.
- The area is already heavily used by school students commuting on foot.
- Increasing the number of residents in close proximity to this pedestrian corridor raises concerns about safety and overall capacity of the surrounding streets and crossings.

On street parking pressures:

- On street parking in the immediate area is already heavily utilised by residents, commuters, and people accessing nearby shops.
- An increase from five to ten occupants per dwelling has the potential to significantly increase vehicle ownership and parking demand.
- This would place further pressure on already limited street parking and contribute to congestion and safety concerns.

Community impact

- The proposed increase in occupancy does not appear consistent with the existing capacity of the surrounding streets and infrastructure.
- The local community already experiences significant congestion and pedestrian activity in this area.
- Further intensification at this site risks worsening existing issues rather than supporting a balanced and safe local environment.

Given these concerns, I respectfully request that Council carefully consider the cumulative impacts of increasing occupancy at this location and the broader effect on traffic, pedestrian safety, and parking within the local community.

Thank you for considering this submission as part of the assessment process.